

# PLANNING BOARD

TOWN OF NEW WINDSOR  
555 UNION AVENUE  
NEW WINDSOR, N.Y. 12553

Appl No: 7-27

File Date: 09/18/2007

SEC-BLK-LOT: 9-1-15-2

Project Name: UNITED RENTALS, INC. PA2007-718

Type: 3

Location: WINDSOR HWY.

Owner's Name: TBS CONSULTING, LLC

Phone: (845) 252-7596

Address: 149 MATHIAS WEIDEN DR, NARROWSBURGH, NY

12764

Applicant's Name: UNITED RENTALS, INC.

Phone: (845) 565-4560

Address: 124 WINDSOR HIGHWAY NEW WINDSOR, NY

Preparer's Name: GREGORY SHAW

Phone:

Address: NEWBURGH, NY

Proxy/Attny's Name: N/A

Phone:

Address:

Notify: GREG SHAW

Phone:

Size:

Acreeage

Zoned

Prop-Class

Stage

Status

2.960

C

0

A

Printed-on

Schl-Dist

Sewr-Dist

Fire-Dist

Light-Dist

05/20/2009

NEWB

Appl for: CONSTRUCTION OF A 4,800 SF BUILDING CONTAINING 4 SERVICE  
BAYS AND 1 WASH BAY

Addl Municipal Services:

Streets:

Water:

Sewer:

Garbage:



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4689

## OFFICE OF THE PLANNING BOARD

February 20, 2008

Shaw Engineering  
744 Broadway  
Newburgh, NY 12550

ATTN: GREGORY SHAW, P.E.

SUBJECT: UNITED RENTAL, INC. P.B. #07-27

Dear Gregg:

Please find attached printouts of fees due for subject project.

Please contact your client, the applicant, and ask that payment be submitted in separate checks, payable to the Town of New Windsor, as follows:

Check #1 - Approval Fee.....	\$ 125.00
Check #2 - Amount over escrow posted.....	\$ 177.40
Check #3 - 2% of Cost Est. (\$39,164.) inspect fee.....	\$ 784.00

Upon receipt of these checks, I will have the plans stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

Myra L. Mason, Secretary To The  
NEW WINDSOR PLANNING BOARD

MLM

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12764

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Preparer's Name:GREGORY SHAW

Phone:

Address:NEWBURGH, NY

Proxy/Attny's Name:N/A

Phone:

Address:

Notify:GREG SHAW

Phone:

Size:

Acreage	Zoned	Prop-Class	Stage	Status
2.960	C	0		A
Printed-on	Schl-Dist	Sewr-Dist	Fire-Dist	Light-Dist
04/08/2009	NEWB			

Appl for:CONSTRUCTION OF A 4,800 SF BUILDING CONTAINING 4 SERVICE  
BAYS AND 1 WASH BAY

## Addl Municipal Services:

Streets:

Water:

Sewer:

Garbage:

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/08/2009

PAGE: 1

LISTING OF PLANNING BOARD **ACTIONS**

STAGE: STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 7-27

NAME: UNITED RENTALS, INC. PA2007-718

APPLICANT: UNITED RENTALS, INC.

--DATE-- MEETING-PURPOSE-----ACTION-TAKEN-----

04/08/2009 PLAN STAMPED APPROVED

11/14/2007 P.B. APPEARANCE ND; APPR COND  
. ADD NOTE - RE: MARK'S COMMENTS - NEED LETTER ON APPLICANT'S  
. LETTERHEAD RE: INSPECTIONS AND MAINTENANCE OF OIL SEPARATOR

09/26/2007 P.B. APPEARANCE CRD LTR;WVE PH;OC PL  
. AUTHORIZED COORDINATION LETTER; WAIVED PUBLIC HEARING; SEND  
. TO O.C. PLANNING

FOR PROJECT NUMBER: 7-27  
NAME: UNITED RENTALS, INC. PA2007-718  
APPLICANT: UNITED RENTALS, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/24/2008	2% OF COST EST 39,164.	CHG	784.00		
01/21/2009	REC. CK. #4833	PAID		784.00	
		TOTAL:	784.00	784.00	0.00

*J. Hennigan*  
2-25-09

P.B.# 07-27 Inspection Fee

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

4833

**MID HUDSON CONSTRUCTION MANAGEMENT**  
210 NEW HACKENSACK ROAD  
WAPPINGERS FALLS, NY 12590 252-7596

**RIVERSIDE BANK**

POUGHKEEPSIE,  
NY 12601

50-1134/219

1/21/2009

PAY TO THE ORDER OF Town of New Windsor

\$ \*\*784.00

Seven Hundred Eighty-Four and 00/100\*\*\*\*\*

DOLLARS

Town of New Windsor

MEMO

2% of Cost Est. Inspect. Fee

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE TO DESTROY THIS DOCUMENT.  
⑈004833⑈ ⑆021911343⑆ ⑈02 20 002075⑈

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/19/2009

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 7-27

NAME: UNITED RENTALS, INC. PA2007-718

APPLICANT: UNITED RENTALS, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/19/2007	REC CK. #28618	PAID		750.00	
09/26/2007	P.B. MINUTES	CHG	35.00		
11/14/2007	P.B. MINUTES	CHG	56.00		
01/24/2008	P.B. ENGINEER FEE	CHG	608.90		
01/24/2008	P.B. ATTY FEE	CHG	227.50		
01/21/2009	REC. CK. #4832	PAID		177.40	
TOTAL:			927.40	927.40	0.00

*Jack,*  
4 11

*Flannery*  
2-25-09

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

P.B. #07-27 Escrow

4832

**MID HUDSON CONSTRUCTION MANAGEMENT**  
210 NEW HACKENSACK ROAD 252-7396  
WAPPINGERS FALLS, NY 12590



POUGHKEEPSIE,  
NY 12601

50-1134/219

1/21/2009

PAY TO THE  
ORDER OF

Town of New Windsor

\$ \*\*177.40

One Hundred Seventy-Seven and 40/100\*\*\*\*\*

DOLLARS

Town of New Windsor

MEMO

PR #07-27 Amt over Escrow Posted

004832 021911343 02 20 002075

— Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

**RECEIPT**  
**#124-2009**

02/25/2009

Mid Hudson Construction Management  
210 New Hackensack Rd  
Wappingers Falls, NY 12590

Received \$ 125.00 for Planning Board Fees, on 02/25/2009. Thank you for  
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

**Deborah Green**  
Town Clerk

PB# 01-27 approval fee

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/19/2009

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**APPROVAL**

FOR PROJECT NUMBER: 7-27

NAME: UNITED RENTALS, INC. PA2007-718  
APPLICANT: UNITED RENTALS, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/24/2008	APPROVAL FEE	CHG	125.00		
01/21/2009	REC. CK. #4836	PAID		125.00	
			-----	-----	-----
		TOTAL:	125.00	125.00	0.00





# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4689

## OFFICE OF THE PLANNING BOARD

February 20, 2008

Shaw Engineering  
744 Broadway  
Newburgh, NY 12550

ATTN: GREGORY SHAW, P.E.

SUBJECT: UNITED RENTAL, INC. P.B. #07-27

Dear Gregg:

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Please contact your client, the applicant, and ask that payment be submitted in separate checks, payable to the Town of New Windsor, as follows:

Check #1 – Approval Fee.....	\$ 125.00
Check #2 – Amount over escrow posted.....	\$ 177.40
Check #3 – 2% of Cost Est. (\$39,164.) inspect fee.....	\$ 784.00

Upon receipt of these checks, I will have the plans stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

---

Myra L. Mason, Secretary To The  
NEW WINDSOR PLANNING BOARD

MLM

Members of the Planning Board  
**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, New York 12553

Re: New Building for United Rentals  
124 Windsor Highway

Gentlemen:

We have presented below for your consideration our Construction Estimate for the site improvements for United Rentals. Our Estimate is as follows:


**CONSTRUCTION ESTIMATE**

<b><u>ITEM</u></b>	<b><u>QUANTITY</u></b>	<b><u>UNIT PRICE</u></b>	<b><u>AMOUNT</u></b>
Catch Basin	2	\$ 2,700	\$ 5,400
15" Storm Water Pipe	195 L.F.	\$ 30	\$ 5,850
6" Sanitary Sewer Lateral	258 L.F.	\$ 20	\$ 5,160
2" Water Service	150 L.F.	\$ 20	\$ 3,000
Paving & Base Restoration	357 S.Y.	\$ 20	\$ 7,140
Parking Space Striping	323 L.F.	\$ 0.50	\$ 162
Handicapped Sign & Striping	2	\$ 225	\$ 450
Painted Striped Island	2	\$ 40	\$ 80
Concrete Curbing	329 L.F.	\$ 18	\$ 5,922
Pole With Single Luminaire	4	\$ 1,500	\$ 6,000
Total			\$ 39,164

Should this Estimate be acceptable, my client will pay the 2% inspection fee of \$ 784.00

Respectfully submitted,

**SHAW ENGINEERING**

  
Gregory J. Shaw, P.E.  
Principal

GJS:mmv

Cc: Frank Gioe, United Rentals

67-27

Date	Received From/Paid To	Che#	General	Bld	Trust Activity	
Entry #	Explanation	Rec#	Disbs	Inv#	Acc	Balance
12132	TOWN OF NEW WINDSOR					
6085941	UNITED RENTALS/TBS CONSULTING SITE PLAN PB# 0					
Sep 26/2007	Lawyer: DRC 0.30 Hrs X 175.00			5011		Resp Lawyer: JRL
95905	REVIEW NEW FILE, APPLICATION MATERIALS PB# 07-27					
Sep 26/2007	Lawyer: DRC 0.10 Hrs X 175.00			5011		
95906	REVIEW M EDSALL'S COMMENTS PB# 07-27					
Sep 26/2007	Lawyer: DRC 0.20 Hrs X 175.00			5011		
95932	ATTEND PLANNING BOARD MEETING PB# 07-27					
Oct 16/2007	Billing on Invoice 5011		0.00	5011		
99212	FEES 105.00					
Oct 22/2007	Lawyer: DRC 0.40 Hrs X 175.00			5330		
100920	AGGREGATE TIME SPENT PREPARING THE RESOLUTIONS ADOPTING THE NEGATIVE DECLARATION AND GRANTING SITE PLAN APPROVAL PB# 07-27					
Oct 22/2007	Lawyer: DRC 0.30 Hrs X 175.00			5330		
100921	PREPARE THE NEGATIVE DECLARATION PB# 07-27					
Oct 26/2007	TOWN OF NEW WINDSOR	011734	105.00			
101693	PMT - PAYMENT ON ACCOUNT					
Nov 9/2007	Lawyer: DRC 0.10 Hrs X 175.00					
105117	REVIEW M EDSALL'S COMMENTS PB# 07-27					
Nov 14/2007	Lawyer: DRC 0.30 Hrs X 175.00					
105488	ATTEND PLANNING BOARD MEETING PB# 07-27					
Nov 15/2007	Billing on Invoice 5330		0.00	5330		
105426	FEES 122.50					

TOTALS	CHE	UNBILLED	RECOV	FEES	TOTAL	DISBS	FEES	TAX	RECEIPTS	BALANCES	TRUST
PERIOD	0.00	0.00	0.00	70.00	70.00	0.00	227.50	0.00	105.00	122.50	0.00

## REPORT SELECTIONS - Client Ledger

Layout Template Default  
 Requested by Rose Thoma  
 Finished Thursday, November 15, 2007 at 03:27:32 PM  
 Ver 8.20c  
 Matters 6085941  
 Clients All  
 Major Clients All  
 Client Intro Lawyer All  
 Matter Intro Lawyer All  
 Responsible Lawyer All  
 Assigned Lawyer All  
 Type of Law All  
 Select From Active, Inactive Matters  
 Matters Sort by Default  
 New Page for Each Lawyer No  
 New Page for Each Matter No  
 No Activity Date Dec 31/2199  
 Firm Totals Only No  
 Totals Only No  
 Entries Shown - Billed Only No  
 Entries Shown - Disbursements Yes  
 Entries Shown - Receipts Yes  
 Entries Shown - Time or Fees Yes  
 Entries Shown - Trust Yes  
 Incl. Matters with Retainer Bal No  
 Incl. Matters with Neg Unbld Disb No  
 Trust Account All  
 Working Lawyer All  
 Include Corrected Entries No  
 Show Check # on Paid Payables No  
 Show Client Address No  
 Consolidate Payments No  
 Show Trust Summary by Account No  
 Printed from Register

Total

## Myra Mason

---

**From:** Mark Edsall [mje@mhepc.com]  
**Sent:** Thursday, January 24, 2008 12:57 PM  
**To:** Myra Mason  
**Subject:** United Rental 07-27

Myra

I looked at the plan, cost estimate and letter from owner.

All three look fine.

As far as I can tell, they have met all conditions of approval.

I will have a copy of the time printout faxed over.

Mark

1/31/2008





*Real Estate and Construction Division  
Frank Gioe, Regional Manager Design and Construction  
222 Bergen Turnpike, Ridgefield Park, NJ 07660*

**P: 845- 926-2066  
F: 800-879-0960**

December 10, 2007

Chairman Genaro Argenio and  
Members of the Planning Board  
**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, New York 12553

Re: New Building for United Rentals, Incorporated  
Windsor Highway

Gentlemen:

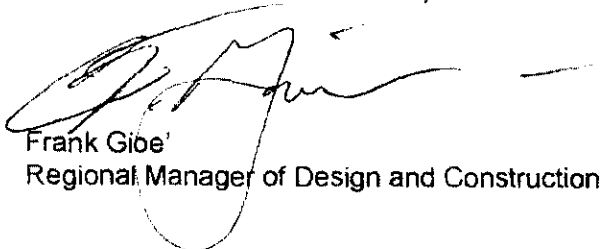
Pursuant to your request, the following is our commitment to the Town of New Windsor regarding the oil/water separators on our property on Windsor Highway:

United Rentals shall inspect both the existing and proposed oil/water separators indicated the drawings prepared by Shaw Engineering and having a latest revision date of December 6, 2007 on an annual basis, or as more frequently directed by the Town Sewer Department, and shall clean and pump out the grease/oil as required.

We trust this fulfills your Condition of Amended Site Plan Approval.

Very truly yours,

**United Rentals North America, Inc**



Frank Gioe  
Regional Manager of Design and Construction

07-27

**RESOLUTION ADOPTING A NEGATIVE DECLARATION  
FOR AN AMENDED SITE PLAN APPLICATION**

*United Rental Site Plan Amendment  
(Proposed 4860 S.F. Service & Wash Building)  
PB # 07-27*

**WHEREAS**, an application was made to the Planning Board of the Town of New Windsor for approval of a site plan amendment by United Rentals, Inc. (the "applicant") for a project described as the "United Rental Site Plan Amendment (Proposed 4860 S.F. Service & Wash Building";

**WHEREAS**, the subject site consists of 2.96 acres of land and comprised of one tax map parcel in the Town of New Windsor identified on the tax map as section 9, block 1, and lot 15.2 (SBL 9-1-15.2); and

**WHEREAS**, the action involves a request for amended site plan approval to allow construction of a service and wash building; and

**WHEREAS**, the applicant has submitted a fully executed short form Environmental Assessment Form ("EAF") pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

**WHEREAS**, the Planning Board conducted a coordinated SEQRA review for this project; and

**WHEREAS**, the Planning Board declared its intent to become the Lead Agency with respect to the Proposed Action and circulated a Notice of Intent to be Lead Agency to other involved and interested agencies; and

**WHEREAS**, having received no objection to the proposed Lead Agency designation within thirty (30) days after circulation of the Notice of Intent, the Planning Board was automatically designated the Lead Agency for environmental review of the Proposed Action; and]

**WHEREAS**, during the course of the Planning Board's review of the Applicant's proposed amended site plan layout, the Planning Board received and considered correspondence from the public as well as the Town's consultants; and

**WHEREAS**, on September 26, 2007 the Planning Board waived the public hearing on the application for amended site plan approval; and

WHEREAS, the application and related materials were submitted to the Orange County Planning Department ("OCDP") for its review pursuant to the requirements of the General Municipal Law § 239-m, and OCDP responded on October 24, 2007 recommending local determination; and

WHEREAS, the Planning Board has carefully considered all of the comments raised by the public, the Board's consultants, and other interested agencies, organizations and officials, including those presented at numerous meetings of the Board as well as those submitted separately in writing; and

WHEREAS, the applicant has submitted a proposed amended site plan consisting of five sheets, prepared by Shaw Engineering dated September 10, 2007, with no revisions; and

WHEREAS, the Planning Board has determined that the Proposed Action minimizes or avoids significant environmental impacts and, therefore, the accompanying Negative Declaration is hereby adopted as part of the approval of the amended site plan.

NOW, THEREFORE, be it resolved as follows:

1. The Planning Board is lead agency for an uncoordinated review of this action;
2. This is an Unlisted Action for SEQRA purposes;
3. The EAF submitted by the applicant has been fully reviewed and considered by the Planning Board;
4. Having reviewed with due care and diligence the EAF submitted by the applicant, the application herein and all pertinent documentation and testimony received at the public hearing, it is determined that the proposed action will not have, nor does it include, the potential for significant adverse environmental impacts;
5. The Planning Board hereby adopts the SEQRA "Negative Declaration" annexed hereto.

Upon motion made by Member Schlesinger, seconded by Member Gallagher, the foregoing resolution was adopted as follows:



Member, Daniel Gallagher

Aye

Nay

Abstain

Absent

Member, Howard Brown

Aye

Nay

Abstain

Absent

Member, Neil Schlesinger

Aye

Nay

Abstain

Absent

Member, Henry Vanleeuwen

Aye

Nay

Abstain

Absent

Chairman, Genaro Argenio

Aye

Nay

Abstain

Absent

- - -

Alternate, Henry Schieble

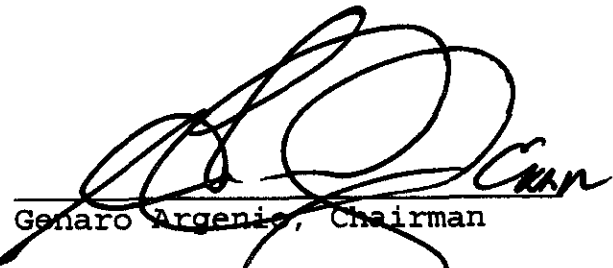
Aye

Nay

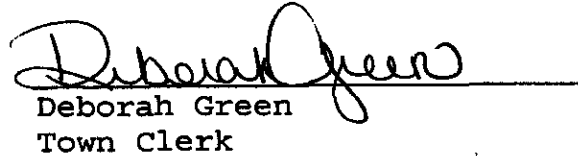
Abstain

Absent

Dated: November 14, 2007  
New Windsor, New York

  
Genaro Argenio, Chairman

Filed in the Office of the Town Clerk on this 30<sup>th</sup> day  
of November, 2007.

  
Deborah Green  
Town Clerk

**TOWN OF NEW WINDSOR PLANNING BOARD  
COUNTY OF ORANGE**

**NEGATIVE DECLARATION**

*United Rentals Site Plan Amendment*

*PB # 7-27*

*(S-B-L: 9-1-15.2)*

PLEASE TAKE NOTICE that, according to the provisions of Article 8 of the Environmental Conservation Law and the New York Code of Rules and Regulations Part 617, the Town of New Windsor Planning Board has adopted a Negative Declaration for the project named below. The Planning Board is serving as Lead Agency for this Unlisted Action, for an Uncoordinated review of this Unlisted Action.

Name of Project: United Rentals Site Plan Amendment

Action Type: Unlisted Action; Uncoordinated Review

Location: Town of New Windsor, County of Orange

Location: Route 32

Zoning District: C – Commercial

Tax Map Parcel: Section 9, Block 1, Lot 15.2

**Summary of Action:**

The action involves a request for amended site plan approval to add a 4,860 square foot service and wash building to an existing commercial site.

**Reasons Supporting the Negative Declaration:**

Based on its consideration of the available information, the Planning Board finds there would be no significant adverse environmental effects associated with granting amended site plan approval to this site plan application.

With respect to traffic patterns, traffic safety and emergency access, the proposed lots will have access to Route 32, which is a state road. With respect to water and sewer resources, the lot will be served by public water and sewer. The site does not constitute significant habitat area for flora or fauna. The proposed site plan is considered to comply with all currently existing zoning requirements and municipal plans for the Town of New Windsor, and is consistent with the community character. Neither solid waste generation, energy consumption, nor public service demands would be significant or excessive for the new office building. No other potentially significant harmful environmental impacts are identified.

Date of Adoption of Negative Declaration: November 14, 2007

Agency Address: Town of New Windsor Planning Board

Town Hall – 555 Union Avenue

New Windsor, New York 12553

Tel. (845) 563-4615

Contact Person: Genaro Argenio, Planning Board Chairman

**RESOLUTION GRANTING AMENDED SITE PLAN APPROVAL  
FOR A SERVICE AND WASH BUILDING**

*United Rental Site Plan Amendment  
(Proposed 4860 S.F. Service & Wash Building)  
PB # 07-27*

**WHEREAS**, an application was made to the Planning Board of the Town of New Windsor for approval of a site plan amendment by United Rentals, Inc. (the "applicant") for a project described as the "United Rental Site Plan Amendment (Proposed 4860 S.F. Service & Wash Building";

**WHEREAS**, the subject site consists of 2.96 acres of land and comprised of one tax map parcel in the Town of New Windsor identified on the tax map as section 9, block 1, and lot 15.2 (SBL 9-1-15.2); and

**WHEREAS**, the action involves a request for amended site plan approval to allow construction of a service and wash building; and

**WHEREAS**, the applicant has submitted a fully executed short form Environmental Assessment Form ("EAF") pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

**WHEREAS**, the Planning Board conducted a coordinated SEQRA review for this project; and

**WHEREAS**, during the course of the Planning Board's review of the Applicant's proposed amended site plan layout, the Planning Board received and considered correspondence from the public as well as the Town's consultants; and

**WHEREAS**, on September 26, 2007 the Planning Board waived the public hearing on the application for amended site plan approval; and

**WHEREAS**, the application and related materials were submitted to the Orange County Planning Department ("OCDP") for its review pursuant to the requirements of the General Municipal Law § 239-m, and OCDP responded on October 24, 2007 recommending local determination; and

**WHEREAS**, the Planning Board has carefully considered all of the comments raised by the public, the Board's consultants, and other interested agencies, organizations and officials,

including those presented at numerous meetings of the Board as well as those submitted separately in writing; and

WHEREAS, the applicant has submitted a proposed amended site plan consisting of five sheets, prepared by Shaw Engineering dated September 10, 2007, with no revisions; and

WHEREAS, the Planning Board has heretofore determined that the Proposed Action minimizes or avoids significant environmental impacts and, adopted a Negative Declaration as part of the approval of the amended site plan.

NOW, THEREFORE, the Planning Board finds that the applicant has satisfied the requirements of Town Code § 300-86 and approves the amended site plan subject to the following terms and conditions:

1. The applicant shall pay all outstanding fees due the Town in connection with this application;
2. The applicant shall make any required revisions to the site plan to the satisfaction of the Planning Board Engineer and Planning Board Attorney;
3. The applicant shall secure all necessary permits, approvals and authorizations required from any other agency, if required;
4. The applicant shall submit an estimate for the costs of the common improvements, which estimate shall be reviewed and approved by the Planning Board engineer;
5. The applicant shall provide performance security in amount and form acceptable to the Planning Board engineer and attorney;
6. The applicant shall submit proof of satisfaction of the foregoing conditions and submit a site plan for signature within six months of the date of this resolution.

Upon motion made by Member Schlesinger, seconded by Member Gallagher, the foregoing resolution was adopted as follows:

Member, Daniel Gallagher

Aye

Nay

Abstain

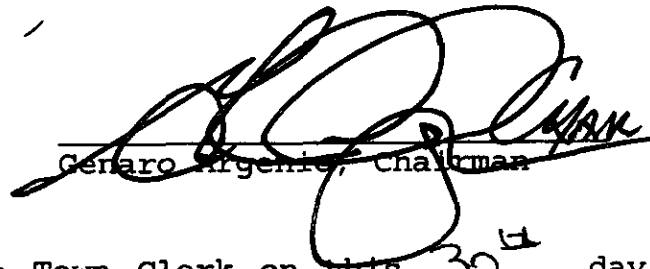
Absent

Member, Howard Brown	Aye	Nay	Abstain	<u>Absent</u>
Member, Neil Schlesinger	<u>Aye</u>	Nay	Abstain	Absent
Member, Henry Vanleeuwen	Aye	Nay	Abstain	<u>Absent</u>
Chairman, Genaro Argenio	<u>Aye</u>	Nay	Abstain	Absent

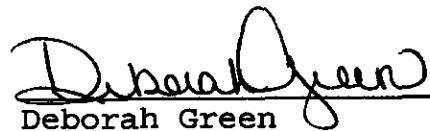
- - -

Alternate, Henry Schieble	Aye	Nay	Abstain	Absent
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Dated: November 14, 2007  
New Windsor, New York

  
Genaro Argenio, chairman

Filed in the Office of the Town Clerk on this 30<sup>th</sup> day  
of November, 2007.

  
Deborah Green  
Town Clerk

# Shaw Engineering

Consulting Engineers

744 Broadway  
P.O.Box 2569  
Newburgh, New York 12550  
(845) 561-3695

December 18, 2007

Chairman Genaro Argenio and  
Members of the Planning Board  
**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, New York 12553

Re: New Building For United Rentals, Incorporated  
Windsor Highway

Gentlemen:

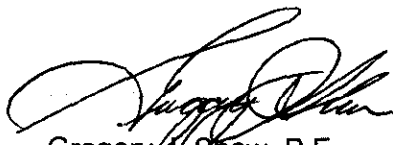
Enclosed please find the following drawings for the above referenced project which are being submitted to your Board for its Approval Stamp and Signature:

- 8 copies of the drawing entitled "Site Plan Amendment - New Building For United Rentals" that contains an issue date of September 10, 2007 and a latest revision date of December 6, 2007
- a copy of correspondence from United Rentals dated December 10, 2007 regarding the maintenance of the oil/water separators

Please notify this office of the outstanding fees that must be paid prior to receiving the stamped plans.

Respectfully submitted,

**SHAW ENGINEERING**



Gregory D. Shaw, P.E.  
Principal

GJS:mmv  
Enclosure

cc: Frank Gioe, United Rentals Inc. w/Enclosure

07-27



**RESULTS OF P.B. MEETING OF:**

PROJECT: United Rental

P.B. # 07-27

**NEGATIVE DEC:**

AUTHORIZE COORD. LETTER: Y\_\_\_\_N\_\_\_\_

TAKE LEAD AGENCY: Y\_\_\_\_N\_\_\_\_

M) Sch S) 6 VOTE: A 3 N 0

CARRIED: Y\_\_\_\_\_N\_\_\_\_\_

M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_

CARRIED: Y\_\_\_\_\_N\_\_\_\_\_

PUBLIC HEARING: \_\_\_\_\_ WAIVED: \_\_\_\_\_ CLOSED: \_\_\_\_\_

WAIVED:

**CLOSED:**\_\_\_\_\_

M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_ SCHEDULE P.H.: Y \_\_\_\_\_ N \_\_\_\_\_

S)\_\_\_\_\_ VOTE: A\_\_\_\_N\_\_\_\_\_

SCHEDULE P.H.: Y\_\_\_\_\_N\_\_\_\_\_

SEND TO O.C. PLANNING: Y\_\_\_\_\_

SEND TO DEPT. OF TRANSPORTATION: Y\_\_\_

REFER TO Z.B.A.: M)\_\_\_\_\_ S)\_\_\_\_\_ VOTE: A\_\_\_\_\_ N\_\_\_\_\_

VOTE: A        N       

RETURN TO WORK SHOP: Y\_\_\_N\_\_\_

**APPROVAL:**

M) SchS) 6 VOTE: A 3 N 0 APPROVED: \_\_\_\_\_

VOTE: A 3 N 0

APPROVED: \_\_\_\_\_

NEED NEW PLANS: Y\_\_\_\_N\_\_\_\_

**CONDITIONS – NOTES:**

Add note - Re: Mark's comments

Need letter on applicant's Letterhead re: Inspections & maint of Oil Separator



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

**RICHARD D. McGOEY, P.E. (NY & PA)**

**WILLIAM J. HAUSER, P.E. (NY & NJ)**

**MARK J. EDSALL, P.E. (NY, NJ & PA)**

**JAMES M. FARR, P.E. (NY & PA)**

**MAIN OFFICE**  
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**NEW WINDSOR, NEW YORK 12553**

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**E-MAIL: MHENY@MHEPC.COM**

**WRITER'S E-MAIL ADDRESS:**  
**MJE@MHEPC.COM**

**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** UNITED RENTAL SITE PLAN AMENDMENT  
(PROPOSED 4860 S.F. SERVICE & WASH BUILDING)

**PROJECT LOCATION:** NYS ROUTE 32  
SECTION 9 – BLOCK 1 – LOT 15.2

**PROJECT NUMBER:** 07-27

**DATE:** 14 NOVEMBER 2007

**DESCRIPTION:** THE APPLICATION PROPOSES A NEW BUILDING FOR USE FOR  
SERVICE OF THE RENTAL EQUIPMENT AND A WASH BAY. THE  
PLAN WAS PREVIOUSLY REVIEWED AT THE 26 SEPTEMBER 2007  
PLANNING BOARD MEETING.

1. The application was referred to the Orange County Planning Department on 10-17-07 as per New York State General Municipal Law (GML 239). The 30-day comment period has elapsed. I am not aware of any response.
2. The Planning Board may wish to formally assume the Lead Agency position under SEQRA, classify this action as an “unlisted action” under SEQRA, and consider a “negative declaration” of environmental significance, based on the information presented and reviewed.
3. If the Board deems it appropriate to grant conditional final approval, I recommend the following conditions, in addition to those outlined by the Planning Board:
  - A note should be added to the plan stating that the “service bays” and “wash bay” in the proposed building are for the express purpose of maintenance of the equipment owned and rented by the primary use.

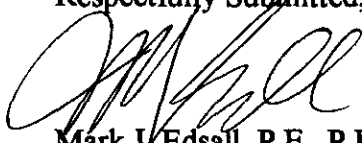
**REGIONAL OFFICES**

• 111 WHEATFIELD DRIVE – SUITE ONE • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •  
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •



- The Planning Board should require that a bond estimate be submitted for the key site improvements of this Site Plan in accordance with Chapter 137 of the Town Code. Applicants are advised that a list of acceptable unit prices is available from the Engineer for the Planning Board.
- That all fees be paid prior to stamp of approval (inspection fees must be paid prior to start of any construction work).

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Engineer for the Planning Board

MJE/st  
NW07-27-14Nov07.doc

UNITED\_RENTALS,\_INC.\_(07-27)

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MR. ARGENIO: United Rentals, Inc.

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. ARGENIO: Application proposes new building for use for service of the rental equipment and the wash bay. The plan was previously reviewed at the 26 September, 2007 planning board meeting. So it's a new building for a wash bay?

MR. BABCOCK: Service of the rental equipment also, Mr. Chairman, they'll service the rental equipment also.

MR. ARGENIO: Go ahead, Greg.

MR. SHAW: Thank you. As you mentioned, it's a 4,860 square foot building which will be immediately north of the existing building that sits on this site which is also about 4,800 square feet. With respect to the square footage, we're going to utilize 200 square feet for an office, there will be 450 square feet for a parts room and then the balance of the building which is approximately 4,200 square feet will be for four service bays and one wash bay, obviously, that's for the equipment that they rent on the site and gives them a formal building to maintain their equipment. Other than that, there are really no site improvements, the site is presently, majority of it is macadam pavement, we're going to be removing some macadam and replacing it with another impervious surface which is the roof, there's going to be some minor changes to the water service, sewer service, a couple catch basins and piping and new oil water separator, disturbance is really negligible, just enough to cut out the pavement and put in a foundation for a new building. And with respect to parking, according to your code we're obligated to provide 42 spaces and we're providing on

our site 50 spaces in addition to areas designated for equipment storage.

MR. ARGENIO: Two things, one where does the wash bay effluent go?

MR. SHAW: Into the sanitary sewer system.

MR. ARGENIO: For the town?

MR. SHAW: Yes.

MR. ARGENIO: Second then is do you agree to the following, a note should be added to the plan stating that the service bays and wash bay of the proposed building are for the express purpose of maintenance of the equipment owned and rented by the owner? Do you agree with that?

MR. SHAW: Yes.

MR. ARGENIO: Mike, are there any problems up on this site?

MR. BABCOCK: No.

MR. ARGENIO: The record should reflect that Argenio Brothers does do business with United Rentals from time to time but if I had to recuse myself from every applicant that I know or have done business with we'd have nobody on this planning board. So that's what it is. Go ahead.

MR. SCHLESINGER: Give me an explanation on the oil water separator.

MR. SHAW: What happens is you have a wash bay, you'll be washing equipment down, maybe grease and oil's on them, when you wash them, it goes into the drain and that's a no-no with respect to a direct discharge into

the town sewer system.

MR. SCHLESINGER: So Jerry just asked you a question, what happens with the water that leaves the wash bay, even the service areas, you know, they're cleaning the floor and your answer was that the water goes into the sanitary thing.

MR. SHAW: I missed a step.

MR. SCHLESINGER: Right, that's why I wanted to make sure it goes there to your oil water separator first.

MR. SHAW: Correct.

MR. ARGENIO: I'm curious, who monitors the maintenance of that unit?

MR. SHAW: I really don't know.

MR. BABCOCK: Well--

MR. ARGENIO: How do you do that?

MR. BABCOCK: We go there at least once a year, if not more, if there's an issue and the issue--

MR. ARGENIO: How would you know if there's an issue?

MR. BABCOCK: When we start finding grease down in the sewer line.

MR. EDSALL: As part of the maintenance of the manholes if there's identified areas with grease usually found by restaurants they go back to the services.

MR. ARGENIO: Some restaurants are greasier than others.

MR. SCHLESINGER: We have do it on a weekly basis, I

don't know what their schedule is but--

MR. BABCOCK: I think it's also required that they have a company that pumps that grease out when it's full, they have to keep maintenance records of that, who takes it, how much they took.

MR. ARGENIO: You know what, Greg, I would ask that you have the applicant submit a maintenance and/or inspection schedule of that unit, submit it to Mike's office.

MR. SHAW: Of the new unit?

MR. ARGENIO: Of the separator, be it annually or biannually, whatever's necessary.

MR. SHAW: So I understand you, you want a note on the drawings stipulating that on a biannual basis the owners submit documentation regarding the maintenance of the oil water separator to the building inspector?

MR. ARGENIO: No, that's not what I want. I want them to include a letter on their letterhead to the building inspector of the Town of New Windsor telling them that they will inspect and/or clean as necessary the separator with a frequency of Mark, help me.

MR. BABCOCK: They'll know what it's going to do depending on what size this is.

MR. ARGENIO: I want to put something in the letter, Mike. Annually?

MR. EDSALL: Annually or as directed by the sewer department.

MR. ARGENIO: Annually or as directed by the sewer department. And I want that letter to be part of the file. That's all.

MR. SHAW: Okay, could you repeat that? I just want to make sure I give you what you want.

MR. ARGENIO: I would like the applicant to craft a letter on letterhead that says relative to the oil water separator contained and plans dated blah, blah, blah by Greg Shaw we're committed to inspecting and/or cleaning the oil water separator illustrated on drawing them X, Y, Z on an annual basis. Thank you, United Rentals or something close like that and I want it as part of the file.

MR. SHAW: Okay.

MR. SCHLESINGER: I don't mean to beat a dead horse but being that the environmental issues are becoming more flagrant, says new pre-cast oil water separator, I'm sure that doesn't mean new as opposed to using a used one. To me, I'm interpreting it as an additional one, that there was another one somewhere.

MR. SHAW: There was and will continue to be.

MR. SCHLESINGER: And there was an existing wash bay, you're showing it on your plan.

MR. SHAW: Up here.

MR. ARGENIO: I can speak to that only because I've been to the facility before. You know what they used to do, steam the equipment off, the water would run on the ground and it would go away, this is an improvement to that.

MR. SCHLESINGER: Are they going to be using the old wash bay as a wash bay also?

MR. SHAW: I don't know the answer to that question.

addressed, if you're upgrading, what you  
upgrade all the way.

MR. ARGENIO: I don't know how, I'm looking for help Mike and Mark, don't know how retroactive we can reasonably get with any applicant. I think that it is reasonable to require the new construction they're doing to make sure it's up to snuff and within code but I don't know that we want to engage or set the precedent into going into their facility and checking a dozen other things.

MR. EDSALL: How many wash bays in the old area?

MR. SHAW: Just one wash bay. It may be the function of the size of the equipment. Also, this is going to be a structure you're going to have overhead doors, maybe they're going to want to maintain the wash bay for equipment they can't fit into the overhead doors.

MR. EDSALL: I think just the area of convenience they'll probably use the new one because it's new, it's convenient, it will probably secure itself.

MR. ARGENIO: I don't know how far we want to go.

MR. SCHLESINGER: I understand where you're going.

MR. ARGENIO: They'll have the new one.

MR. BABCOCK: Greg, is there an oil water separator at the old facility?

MR. SHAW: Yes.

MR. BABCOCK: He's saying that there's an oil water separator.

MR. ARGENIO: There's one now?

MR. SHAW: Yes.

MR. ARGENIO: Just not shown.

MR. SHAW: No, it's shown, it's shown on the utility plan, if you want it incorporated into the letter also both the existing and proposed we can accommodate that.

MR. ARGENIO: That would be a great accommodation for the town, Greg, I appreciate that. Does anybody else have anything else? I'll accept that we declare ourselves lead agency.

MR. SHAW: I believe lead agency and you also waived the public hearing.

MR. ARGENIO: What about county, Myra?

MR. EDSALL: It was sent.

MR. CORDISCO: That's correct, Mr. Chairman, I prepared resolutions at this point.

MR. ARGENIO: County says the proposed site plan amendment appears to be consistent with the county comprehensive plan, blah, blah, blah. We took lead agency?

MS. MASON: Yes.

MR. ARGENIO: I will accept a motion for final if somebody sees fit or negative dec first.

MR. SCHLESINGER: So moved.

MR. GALLAGHER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board declare negative



dec on United Rental site plan. If there's no further discussion, roll call.

ROLL CALL

MR. SCHLESINGER     AYE  
MR. GALLAGHER     AYE  
MR. ARGENIO     AYE

MR. ARGENIO: I will accept a motion for final.

MR. SCHLESINGER: I'll make a motion for final approval for United Rental.

MR. GALLAGHER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board offer final approval for the United Rental site plan. If there's no further discussion, roll call.

ROLL CALL

MR. SCHLESINGER     AYE  
MR. GALLAGHER     AYE  
MR. ARGENIO     AYE

MR. ARGENIO: Tell your client that's a nice accommodation that they offered us because I don't think that there's a mechanism out there to monitor those separators and at least that gives Mike's office the ability if things are screwed up at some point in time to take a look and say hey, guys, you gotta take care of it.

MR. SHAW: Thank you.

MR. ARGENIO: Appreciate your cooperation.

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/14/2007

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 7-27

NAME: UNITED RENTALS, INC. PA2007-718  
APPLICANT: UNITED RENTALS, INC.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	09/27/2007	O.C. PLANNING	/ /	
ORIG	09/19/2007	MUNICIPAL HIGHWAY	/ /	
ORIG	09/19/2007	MUNICIPAL WATER	/ /	
ORIG	09/19/2007	MUNICIPAL SEWER	/ /	
ORIG	09/19/2007	MUNICIPAL FIRE	09/20/2007	APPROVED
ORIG	09/19/2007	NYS DOT	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/14/2007

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE: STATUS [Open, Withd]  
O [Disap, Appr]

FOR PROJECT NUMBER: 7-27  
NAME: UNITED RENTALS, INC. PA2007-718  
APPLICANT: UNITED RENTALS, INC.

--DATE-- MEETING-PURPOSE-----ACTION-TAKEN-----

09/26/2007 P.B. APPEARANCE CRD LTR;WVE PH;OC PL  
. AUTHORIZED COORDINATION LETTER; WAIVED PUBLIC HEARING; SEND  
. TO O.C. PLANNING

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 11/14/2007

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 7-27

NAME: UNITED RENTALS, INC. PA2007-718  
APPLICANT: UNITED RENTALS, INC.

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	09/19/2007	EAF SUBMITTED	09/19/2007	WITH APPLIC
ORIG	09/19/2007	CIRCULATE TO INVOLVED AGENCIES	09/26/2007	SEND LTR
ORIG	09/19/2007	LEAD AGENCY DECLARED	/ /	
ORIG	09/19/2007	DECLARATION (POS/NEG)	/ /	
ORIG	09/19/2007	SCHEDULE PUBLIC HEARING	/ /	
ORIG	09/19/2007	PUBLIC HEARING HELD	/ /	
ORIG	09/19/2007	WAIVE PUBLIC HEARING	09/26/2007	WAIVED PH
ORIG	09/19/2007	FINAL PUBLIC HEARING	/ /	
ORIG	09/19/2007	PRELIMINARY APPROVAL	/ /	
ORIG	09/19/2007	LEAD AGENCY LETTER SENT	/ /	



**COUNTY OF ORANGE**

**EDWARD A. DIANA**  
COUNTY EXECUTIVE

**DEPARTMENT OF PLANNING**

124 MAIN STREET  
GOSHEN, NEW YORK 10924-2124  
TEL: (845)291-2318 FAX: (845)291-2533  
www.orangecountygov.com/planning

**DAVID CHURCH, A.I.C.P.**  
COMMISSIONER

**ORANGE COUNTY DEPARTMENT OF PLANNING**  
**239 L, M OR N REPORT**

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and countywide considerations to the attention of the municipal agency having jurisdiction.

**Referred by:** *Town of New Windsor*  
**Applicant:** *United Rentals Inc.*  
**Proposed Action:** *Site Plan Amendment*  
**Reason for Review:** *Within 500 Ft of NYS RT 32*  
**Date of Full Statement:** *October 18, 2007*

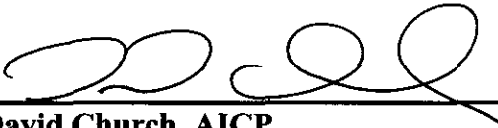
**Reference/County ID No.:** *NWT38-07M*  
**County Tax ID:** *S: 9 B: 1 L: 15.2*

**Comments:** The Department has received the above Site Plan Amendment and has found no evidence that intermunicipal or countywide impacts would result from its approval. We offer the following comments for your consideration:

1. The proposed site plan amendment appears to be consistent with the County Comprehensive Plan and local laws.
2. The county recommends that the new building be linked to the existing Office/Retail building via a cross-walk. This will provide safe access for pedestrians between the two facilities.

**County Recommendation:** Local Determination

**Date:** October 24, 2007  
**Prepared by:** Todd Cohen

  
**David Church, AICP**  
**Commissioner of Planning**

**IMPORTANT NOTE:** As per NYS General Municipal Law 239-m(6), within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available on-line at [www.orangecountygov.com/planning](http://www.orangecountygov.com/planning).



## REPORT OF FINAL LOCAL ACTION

**To: Orange County Department of Planning**  
124 Main Street  
Goshen, NY 10924

**From: Town of New Windsor Planning Board**

**Date:**

**Subject: GML 239 Referral ID# NWT38-07M**  
**Name of project: United Rentals, Inc. – site plan**

As stated in Section 239 of the General Municipal Law of the State of New York State, within thirty days of taking final action in regard to a required referral to the Orange County Planning Department, the local referring agency shall file a report as to the final action taken. In regard to the proposed action described above, the following final action was taken:

\_\_\_\_\_ Our local board **approved** this action on \_\_\_\_\_.

\_\_\_\_\_ Our local board **approved** this action **with modifications** on \_\_\_\_\_.  
Briefly, the modifications consisted of:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ Our local board **disapproved** this action on \_\_\_\_\_.  
Briefly, the reasons for disapproving this action were:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ The proposal was **withdrawn**.

Additional space for comments on actions:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Orange County Department of Planning**  
Application for Mandatory County Review of Local Planning Action  
(Variances, Zone Changes, Special Permits, Subdivisions)

To be completed by Local Board having jurisdiction.  
To be signed by Local Official.

MUNICIPALITY: T/New Windsor

TAX MAP ID: 9-1-15.2  
(Section-Block-Lot)

Local File #: 07-27  
Please refer to this number in any correspondence.

Project Name: United Rental Site Plan Amendment

Applicant: United Rentals, Inc.

Send Copy of Letter to Applicant: (check one)

Address: 124 Windsor Highway, New Windsor, NY

Yes ☒ No ☐

Attorney, Engineer, Architect: Shaw Engineering, 744 Broadway, Newburgh, NY 12550

Location of Site: West side of Windsor Highway (NYS Route 32  
(Street, highway, nearest intersection)

Size of Parcel: 2.96 Ac.

Existing Lots: 1

Proposed Lots/Units: 1

Present Zoning District: C

**TYPE OF REVIEW:**

☒ Site Plan (SP): Amendment to add 4800 s.f. building

☐ Special Use Permit\* (SUP) \_\_\_\_\_

☐ Variance\* USE (UV): \_\_\_\_\_

AREA (AV): \_\_\_\_\_

☐ Zoning District Change\* From: \_\_\_\_\_ To: \_\_\_\_\_

☐ Zoning Amendment To Section: \_\_\_\_\_

☐ Subdivision: Major \_\_\_\_\_ Minor \_\_\_\_\_

☐ Sketch

☐ Preliminary

☐ Final (Please indicate stage)

☐ Other Comments: \_\_\_\_\_

Date: 10-17-07

\_\_\_\_\_  
Signature

Mark J. Edsall, P.E., P.P.  
Engineer for the Planning Board

\* Cite Section of Zoning Regulations where pertinent.

**FOR COUNTY USE ONLY**

County ID# \_\_\_\_\_

GML 239 Referral Guide – 02/27/2007

UNITED\_RENTALS,\_INC.\_(07-27)

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MR. ARGENIO: United Rentals.

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. ARGENIO: We have an application which proposes new building for use for service of the rental equipment and wash bay. The plan was reviewed on a concept basis only. Show us what you want to do, Mr. Shaw.

MR. SHAW: I want to be referred out to the Orange County Department of Planning, that's about all the action that the board can take tonight, maybe take care of lead agency. But what we're proposing is to install a 4,860 square foot building for United Rentals immediately north of the existing building and that building would be used 200 square feet would be used for office, 450 square feet would be used for parts room and the balance which is maybe about 41, 4,200 square feet, 4,200 square feet would be for four service bays and one wash bay for the equipment that United Rentals rents out. So we're not creating an additional demand and an additional use, just trying to generate a building which they can service their equipment in a better fashion than what they're doing now. There will be no new additional macadam surfaces that will be generated, in fact, if anything we'll be removing macadam in order to create the impervious surface of the building itself. So from that point of view, it's pretty much--

MR. ARGENIO: It's a repair place and parts.

MR. SHAW: It's going to be four service bays one wash bay.

MR. ARGENIO: You're going to show us appropriate separators and such for the wash bay?



MR. SHAW: Yes.

MR. ARGENIO: Is that going to go into a leaching system?

MR. SHAW: That's going to go into the town sanitary system similar to the existing buildings that are on the site.

MR. ARGENIO: Where is sanitary on a 32?

MR. SHAW: If you look at drawing 2 or drawing 3 you'll see a utility plan and that should have the piping on it. Here's your existing wash bay and here's your existing separator, new building.

MR. ARGENIO: Do they do repairs for outside people?

MR. SHAW: No, this is just the equipment that they rent.

MR. ARGENIO: Okay.

MR. SHAW: To the best of my knowledge.

MR. ARGENIO: I'll accept a motion we circulate lead agency coordination letter for this.

MR. SCHLESINGER: Make motion that we circulate lead agency coordination letter for United Rentals.

MR. BROWN: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board issue lead agency coordination letter.

ROLL CALL

MR. GALLAGHER            AYE  
MR. BROWN                AYE  
MR. SCHLESINGER          AYE  
MR. GALLAGHER           AYE  
MR. ARGENIO             AYE

MR. ARGENIO: What do you guys think about the public hearing? Can we discuss that a little bit? We have a big mountain of rock in the back, we have the church to the south and I don't know what's to the right. There's a house somewhere.

MR. SCHLESINGER: I don't think so.

MR. ARGENIO: I don't think so either.

MR. BROWN: No, I don't think so.

MR. ARGENIO: Dan, any thoughts?

MR. GALLAGHER: I don't think we need one.

MR. ARGENIO: Accept a motion we waive that.

MR. SCHLESINGER: Make a motion we waive the public hearing.

MR. BROWN: Second it.

MR. ARGENIO: Motion has been made and seconded. I'll have a roll call.

ROLL CALL

MR. GALLAGHER            AYE  
MR. BROWN                AYE  
MR. SCHLESINGER          AYE  
MR. GALLAGHER           AYE  
MR. ARGENIO             AYE

MR. ARGENIO: If anybody has any questions, certainly ask the questions but we're certainly going to see this two more times. Is there a requirement for sidewalks, Greg, or just for the employees?

MR. SHAW: Sidewalks?

MR. ARGENIO: In front and around the building, is that something you need or is this bay doors where you're going to be moving equipment in and out of and you don't need sidewalks, you're going to pave right to the building?

MR. SHAW: We're going to have overhead doors on the east side and also on the west side, okay, the only parking spaces that we have are the five spaces which are on the north side of the building similar to when this board approved the existing building we had parking spaces on the north side and very simply we're just relocating them over to the north side.

MR. ARGENIO: No variance is needed?

MR. SHAW: No.

MR. ARGENIO: It would seem to me your coverage is not an issue.

MR. SHAW: No.

MR. ARGENIO: Anything else I'm missing?

MR. EDSALL: Basically taking a paved area and putting a building in to do maintenance of their own equipment. The one comment that I put on was the note about just indicating that it's as with the rear building intended for the same use so it doesn't, it's not like a rental use for another business to come in.

MR. ARGENIO: Get with Myra, get the referral to

September 26, 2007

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county, I think that's it. Thank you for coming in.

MR. SHAW: Thank you.



**McGOEY, HAUSER and EDSALL**  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

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☐ Regional Office  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhepa@mhepc.com

Writer's E-mail Address:  
mje@mhepc.com

**PLANNING BOARD WORK SESSION**  
**RECORD OF APPEARANCE**

TOWN/VILLAGE OF: New Windsor P/B APP. NO.: 100-3

WORK SESSION DATE: 5 Sept 2007 PROJECT: NEW OLD

REAPPEARANCE AT W/S REQUESTED: No RESUB. REQ'D: Full app

PROJECT NAME: United Rental

REPRESENTATIVES PRESENT: Yancy Grep Sloan

MUNICIPAL REPS PRESENT: BLDG INSP. PB ATTY.  
MHE REP (MJE) (Other) FIRE INSP. PLANNER  
P/B CHMN OTHER

ITEMS DISCUSSED:

- proposed new 4860 sf bldg  
- equip maint/washing -

[Pls ok  
bulk o/c

call S/P Amendment  
- old S/P re limit print.

ref old S/P App'l - # & date

STND CHECKLIST: PROJECT TYPE

DRAINAGE SITE PLAN AY

DUMPSTER SPEC PERMIT

SCREENING L L CHG.

LIGHTING SUBDIVISION  
(Streetlights)

LANDSCAPING OTHER

BLACKTOP

ROADWAYS

APPROVAL BOX

PROJECT STATUS:  
ZBA Referral: Y X N

Ready For Meeting X Y N

Recommended Mtg Date not avail



PROJECT: United Rentals P.B. # 07-27

**NEGATIVE DEC:**

M)\_\_\_\_S)\_\_\_\_VOTE: A\_\_\_\_N\_\_\_\_  
CARRIED: Y\_\_\_\_N\_\_\_\_

M) Sch | S) B VOTE: A 5 N 0  
CARRIED: Y ✓ N   

**PUBLIC HEARING:**                      **WAIVED:** ✓                      **CLOSED:**                                 **FINAL:**           

M) Schl S) B VOTE: A 5 N 0 SCHEDULE P.H.: Y N ☒

SEND TO O.C. PLANNING: Y ✓ RETURN TO WORK SHOP: Y    N   

SEND TO DEPT. OF TRANS: Y\_\_\_ REFER TO Z.B.A.: M)\_\_\_ S)\_\_\_ VOTE: A\_\_\_ N\_\_\_

## NEED NEW PLANS: Y\_\_\_\_N\_\_\_\_

4 Service Bays  
1 Wash Bay

MEETING DATE: September 26, 2007

MEETING DATE: September 26, 2007

— Town of New Windsor —  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

**RECEIPT**  
**#718-2007**

09/19/2007

March Associates Construction

Received \$ 125.00 for Planning Board Fees, on 09/19/2007. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

**Deborah Green**  
Town Clerk

*P.B. #07-27 Application Fee*

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/19/2007

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 7-27  
NAME: UNITED RENTALS, INC. PA2007-718  
APPLICANT: UNITED RENTALS, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/19/2007	REC CK. #28618	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00

*J. Lunnaga*  
9-19-07

P.B. #07-27 Escrow

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

MARCH ASSOCIATES CONSTRUCTION

OPERATING ACCOUNT  
601 HAMBURG TPKE., SUITE 300  
WAYNE, NJ 07470

562-4560

GREATER COMMUNITY BANK  
100 FURLER STREET  
TOTOWA, NEW JERSEY 07612

55-656/212

DATE

08/23/07

28618

NUMBER

28618

AMOUNT

\*\*\*\*\*\$750.00\*\*

PAY \*\*\*\*\* Seven Hundred Fifty Dollars & no/100 \*\*\*\*\*

TO THE  
ORDER  
OF

TOWN OF NEW WINDSOR

*[Handwritten signature]*

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

028618 021206566 51105594





**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

**MAIN OFFICE**

33 AIRPORT CENTER DRIVE

SUITE 202

NEW WINDSOR, NEW YORK 12553

(845) 567-3100

FAX: (845) 567-3232

E-MAIL: MHENY@MHEPC.COM

**WRITER'S E-MAIL ADDRESS:**

MJE@MHEPC.COM

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** UNITED RENTAL SITE PLAN AMENDMENT  
(PROPOSED 4860 S.F. SERVICE & WASH BUILDING)

**PROJECT LOCATION:** NYS ROUTE 32  
SECTION 9 - BLOCK 1 - LOT 15.2

**PROJECT NUMBER:** 07-27

**DATE:** 26 SEPTEMBER 2007

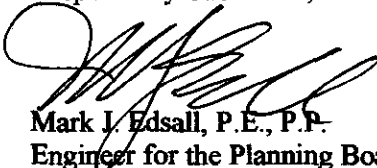
**DESCRIPTION:** THE APPLICATION PROPOSES A NEW BUILDING FOR USE FOR SERVICE OF THE RENTAL EQUIPMENT AND A WASH BAY. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The Board should verify into the record that the "service bays" and "wash bay" in the proposed building are for the express purpose of maintenance of the equipment owned and rented by United Rentals. A note to that effect should be added to the plan.

Based on this understanding, the plans indicate no parking assignment for the use in the building. Given the specific use as an overlap to the rental business, I believe this is a reasonable interpretation. The Board should affirm this determination.

2. The application appears reasonably simple in nature. I am aware of no technical or engineering concerns related to the application.
3. This project adjoins NYS Route 32 and, as such, must be referred to the Orange County Planning Department as per New York State General Municipal Law (GML 239).
4. The Planning Board may wish to authorize the issuance of a Lead Agency Coordination letter for the project, to begin the SEQRA review process. The applicant should submit four (4) sets of drawings (folded) and the environmental form for this purpose.
5. The Planning Board should determine, for the record, if a Public Hearing will be required for this Site Plan, per its discretionary judgment under Paragraph 300-86 (C) of the Town Zoning Local Law.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Engineer for the Planning Board

**REGIONAL OFFICES**

• 111 WHEATFIELD DRIVE - SUITE ONE • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •  
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

FOR PROJECT NUMBER: 7-27

NAME: UNITED RENTALS, INC. PA2007-718

APPLICANT: UNITED RENTALS, INC.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	09/19/2007	MUNICIPAL HIGHWAY	/ /	
ORIG	09/19/2007	MUNICIPAL WATER	/ /	
ORIG	09/19/2007	MUNICIPAL SEWER	/ /	
ORIG	09/19/2007	MUNICIPAL FIRE	09/20/2007	APPROVED
ORIG	09/19/2007	NYSDOT	/ /	

FOR PROJECT NUMBER: 7-27

NAME: UNITED RENTALS, INC. PA2007-718  
APPLICANT: UNITED RENTALS, INC.

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	09/19/2007	EAF SUBMITTED	09/19/2007	WITH APPLIC
ORIG	09/19/2007	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	09/19/2007	LEAD AGENCY DECLARED	/ /	
ORIG	09/19/2007	DECLARATION (POS/NEG)	/ /	
ORIG	09/19/2007	SCHEDULE PUBLIC HEARING	/ /	
ORIG	09/19/2007	PUBLIC HEARING HELD	/ /	
ORIG	09/19/2007	WAIVE PUBLIC HEARING	/ /	
ORIG	09/19/2007	FINAL PUBLIC HEARING	/ /	
ORIG	09/19/2007	PRELIMINARY APPROVAL	/ /	
ORIG	09/19/2007	LEAD AGENCY LETTER SENT	/ /	

---

**FIRE INSPECTOR'S  
INTER-OFFICE CORRESPONDENCE**

**TO:** Genaro Argenio, Planning Board Chairman

**FROM:** Kenneth Schermerhorn, Asst. Fire Inspector (KS)

**SUBJECT:** PB-07-27  
United Rentals  
SBL: 9-1-15.2

**DATE:** September 20, 2007

**Fire prevention Reference Number: FPS-07-019**

**A review of the above referenced plan has been conducted and is acceptable.**



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

## PROJECT REVIEW SHEET

TO: FIRE INSPECTOR

P.B. FILE #07-27 DATE RECEIVED: 09-11-07 TAX MAP #9-1-15.2

PLEASE RETURN COMPLETED FORM TO MYRA  
BY: 09-25-07 TO BE ON AGENDA FOR THE 09-26-07 PLANNING BOARD  
MEETING.

THE MAPS AND/OR PLANS FOR:

UNITED RENTALS, INC.

Applicant or Project Name

SITE PLAN XXX, SUBDIVISION \_\_\_\_\_, LOT LINE CHANGE \_\_\_\_\_,  
SPECIAL PERMIT \_\_\_\_\_

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ DISAPPROVED:

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: R. E. L. L. 9/19/07  
Reviewed by date

# Shaw Engineering

Consulting Engineers

744 Broadway  
P.O. Box 2569  
Newburgh, New York 12550  
(845) 561-3695

September 11, 2007

Chairman Genaro Argenio and  
Members of the Planning Board  
**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, New York 12553

Re: New Building For United Rentals, Incorporated  
Windsor Highway

Gentlemen:


Enclosed please find the following documents for the above referenced project which are being submitted to your Board for Site Plan Approval:

- 8 copies of the drawings entitled "New Building for United Rentals" that contains an issue date of September 9, 2007
- a copy of the "Application For Site Plan Approval"
- a copy of the "Proxy Statement" which is executed by the Owner
- a "Short Environmental Assessment Form" and a "Site Plan Checklist";
- checks in the amounts of \$125.00 for the Site Plan Application Fee, and \$750.00 for the Escrow Fee

We trust the above documents are in order to be placed on the next available Agenda of the Planning Board.

Respectfully submitted,

**SHAW ENGINEERING**



Gregory J. Shaw, P.E.  
Principal

GJS:mmv  
Enclosure

cc: Frank Gioe, United Rentals Inc. w/Enclosure  
Steve Sroka, March Associates Construction, Inc. w/Enclosure

RECEIVED SEP 11 2007

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4695

## PLANNING BOARD APPLICATION

### TYPE OF APPLICATION (check appropriate item):

Subdivision \_\_\_\_\_ Lot Line Change \_\_\_\_\_ Site Plan ☒ Special Permit \_\_\_\_\_

Tax Map Designation: Sec. 9 Block 1 Lot 15.2

**BUILDING DEPARTMENT REFERRAL NUMBER** PA2007-718

1. Name of Project New Building For United Rentals, Inc.

2. Owner of Record TBS Consulting, LLC Phone (845) 252-7596

Address: 149 Mathias Weiden Drive, Narrowsburgh, NY 12764  
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant United Rentals, Inc. Phone 562-4560

Address: 124 Windsor Highway, New Windsor, NY 12553  
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Gregory J. Shaw, P.E. Phone 565-7865

Address: 744 Broadway, Newburgh, NY 12550  
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_  
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

Gregory J. Shaw, P.E. 561-3695 561-3027  
(Name) (Phone) (fax)

7. Project Location: On the West side of Windsor Highway  
(Direction) (Street)

8. Project Data: Acreage 2.96 Zone C School Dist. Newburgh Consolidated

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes \_\_\_\_\_ No X

\*This information can be verified in the Assessor's Office.

\*If you answer yes to question 9, please complete the attached Agricultural Data Statement.

10. Detailed description of Project: (Use, Size, Number of Lots, etc.) \_\_\_\_\_  
The construction of a 4,800 SF building containing 4 service  
bays and 1 wash bay

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes \_\_\_\_\_ no X

12. Has a Special Permit previously been granted for this property? yes \_\_\_\_\_ no X

IF THIS APPLICATION IS SIGNED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

17<sup>th</sup> DAY OF August 2007

[Signature]  
 Applicant (OWNER'S SIGNATURE)  
[Signature]  
 (AGENT'S SIGNATURE)

Please Print Agent's Name as Signed

[Signature]  
 NOTARY PUBLIC

JOAN PARK  
 Notary Public, State of New York  
 No. 4964303  
 Qualified in Orange Co.  
 Comm. Expires 4/2/2010

\*\*\*\*\*

TOWN USE ONLY:

RECEIVED SEP 11 2007

DATE APPLICATION RECEIVED

07-27

APPLICATION NUMBER



**AGENT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

TBS Consulting, LLC it conducts  
\_\_\_\_\_, deposes and says that ~~he~~ resides  
(OWNER)  
business at 149 Mathias Weiden Drive, Narrowsburgh in the County of Sullivan  
(OWNER'S ADDRESS)

and State of New York it  
and that ~~he~~ is the owner of property tax map

(Sec. 9 Block 1 Lot 15.2)  
designation number (Sec. \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_) which is the premises described in  
the foregoing application and that ~~he~~ designates:  
it

\_\_\_\_\_  
(Agent Name & Address)

Gregory J, Shaw, P.E.  
(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

**THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR  
UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICH EVER IS SOONER.**

SWORN BEFORE ME THIS:

\*\*

  
Owner's Signature (MUST BE NOTARIZED)

21<sup>ST</sup> DAY OF August 2007

\_\_\_\_\_  
Agent's Signature (If Applicable)

  
NOTARY PUBLIC

JAYNE M. WARTELL  
Notary Public, State Of New York  
Sullivan County Clerk's #2459  
Commission Expires Nov. 17, 2009

\_\_\_\_\_  
Professional Representative's Signature

**\*\* PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

**THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER**

**07-27**

**RECEIVED SEP 11 2007**

# **TOWN OF NEW WINDSOR PLANNING BOARD**

## **SITE PLAN CHECKLIST**

### **ITEM**

New Building For United Rentals, Inc.

1.       X       Site Plan Title
2.       X       Provide 4" wide X 2" high box **(IN THE LOWEST RIGHT CORNER OF THE PLAN)** for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SITE PLAN).

**SAMPLE:**



3.       X       Applicant's Name(s)
4.       X       Applicant's Address
5.       X       Site Plan Preparer's Name
6.       X       Site Plan Preparer's Address
7.       X       Drawing Date
8.       X       Revision Dates
9.       X       Area Map Inset and Site Designation
10.       X       Properties within 500' of site
11.       NA       Property Owners (Item #10)
12.       X       Plot Plan
13.       X       Scale (1" = 50' or lesser)
14.       X       Metes and Bounds
15.       X       Zoning Designation
16.       X       North Arrow
17.       X       Abutting Property Owners
18.       X       Existing Building Locations
19.       X       Existing Paved Areas
20.       X       Existing Vegetation
21.       X       Existing Access & Egress

**07-27**

## PROPOSED IMPROVEMENTS

- |     |           |                                     |
|-----|-----------|-------------------------------------|
| 22. | <u>NA</u> | Landscaping                         |
| 23. | <u>X</u>  | Exterior Lighting                   |
| 24. | <u>NA</u> | Screening                           |
| 25. | <u>X</u>  | Access & Egress                     |
| 26. | <u>X</u>  | Parking Areas                       |
| 27. | <u>X</u>  | Loading Areas                       |
| 28. | <u>X</u>  | Paving Details (Items 25 - 27)      |
| 29. | <u>X</u>  | Curbing Locations                   |
| 30. | <u>X</u>  | Curbing through section             |
| 31. | <u>X</u>  | Catch Basin Locations               |
| 32. | <u>X</u>  | Catch Basin Through Section         |
| 33. | <u>X</u>  | Storm Drainage                      |
| 34. | <u>X</u>  | Refuse Storage                      |
| 35. | <u>NA</u> | Other Outdoor Storage               |
| 36. | <u>X</u>  | Water Supply                        |
| 37. | <u>X</u>  | Sanitary Disposal System            |
| 38. | <u>NA</u> | Fire Hydrants                       |
| 39. | <u>X</u>  | Building Locations                  |
| 40. | <u>X</u>  | Building Setbacks                   |
| 41. | <u>NA</u> | Front Building Elevations           |
| 42. | <u>X</u>  | Divisions of Occupancy              |
| 43. | <u>NA</u> | Sign Details                        |
| 44. | <u>X</u>  | Bulk Table Inset                    |
| 45. | <u>X</u>  | Property Area (Nearest 100 sq. ft.) |
| 46. | <u>X</u>  | Building Coverage (sq. ft.)         |
| 47. | <u>X</u>  | Building Coverage (% of total area) |
| 48. | <u>X</u>  | Pavement Coverage (sq. ft.)         |
| 49. | <u>X</u>  | Pavement Coverage (% of total area) |
| 50. | <u>X</u>  | Open Space (sq. ft.)                |
| 51. | <u>X</u>  | Open Space (% of total area)        |
| 52. | <u>X</u>  | No. of parking spaces proposed      |
| 53. | <u>X</u>  | No. of parking spaces required      |

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, AIS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. NA Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
55. NA A disclosure Statement, in the form set below, must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

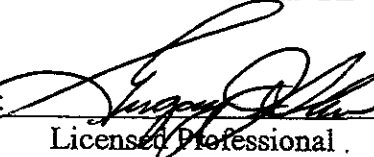
APrior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasee shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

**PREPARER'S ACKNOWLEDGMENT:**

THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

By:  8/23/2007  
Licensed Professional Date

⌘ ⌘ ⌘ ⌘ ⌘ ⌘

**PLEASE NOTE:**

⌘ ⌘ ⌘ ⌘ ⌘ ⌘

**THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.**

07-27

PROJECT ID NUMBER

617.20  
APPENDIX C

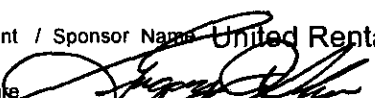
SEQR

STATE ENVIRONMENTAL QUALITY REVIEW

**SHORT ENVIRONMENTAL ASSESSMENT FORM**

for UNLISTED ACTIONS Only

**PART 1 - PROJECT INFORMATION** (To be completed by Applicant or Project Sponsor)

1. APPLICANT / SPONSOR United Rentals, Inc.	2. PROJECT NAME New Building For United Rentals, Inc.
3. PROJECT LOCATION: Town Of New Windsor Municipality	County Orange
4. PRECISE LOCATION: Street Address and Road Intersections, Prominent landmarks etc - or provide map 124 Windsor Highway	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification / alteration	
6. DESCRIBE PROJECT BRIEFLY: Construction of a 4,800 SF building containing 4 service bays and 1 wash bay	
7. AMOUNT OF LAND AFFECTED: Initially 2.96 acres Ultimately 2.96 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, describe briefly:	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? (Choose as many as apply.) <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park / Forest / Open Space <input type="checkbox"/> Other (describe)	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (Federal, State or Local) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit / approval:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit / approval:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT / APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant / Sponsor Name: United Rentals, Inc. Date: August 14, 2007 Signature: 	

If the action is a Coastal Area, and you are a state agency,  
complete the Coastal Assessment Form before proceeding with this assessment.

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**PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)**

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.  
☐ Yes ☒ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.  
☐ Yes ☒ No

C. COULD ACTION RESULT IN **ANY** ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:  
No

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:  
No

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:  
No

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:  
No

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:  
No

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:  
No

C7. Other impacts (including changes in use of either quantity or type of energy? Explain briefly:  
No

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? (If yes, explain briefly:  
☐ Yes ☒ No

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? If yes explain:  
☐ Yes ☒ No

**PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question d of part ii was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination.

New Windsor Planning Board +  
Name of Lead Agency

Genaro Argenio +  
Print or Type Name of Responsible Officer in Lead Agency

Signature of Responsible Officer in Lead Agency

Date

Chairman +  
Title of Responsible Officer

Signature of Preparer (if different from responsible officer)

07-27

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